

COUNCIL MEETING REPORT

SEPTEMBER 22, 2025



Nathan Jacobs

njacobs@morrisonil.org

September 22, 2025
Morrison Parks & Recreation

REPORT

Council Meeting Updates



Highlight 01

Youth Fall Soccer is going well. We ended up with 87 kids total! Attendance is up from last Fall Soccer!



Highlight 02

Youth Flag Football is going well with the high school players assisting on Tuesdays and parents assisting on Thursday.



Highlight 03

Registration is open for both events.

Morrison Fury Tournament Oct 18th & 19th is a go. So far on Saturday we have 4 - 10u teams & 2 - 12u teams and hoping for a couple more to make 8. Sunday they have 4 - Bu teams & 5 - 9u teams so 9 teams total so far.

September 8, 2025

CALL TO ORDER

The Morrison City Council met in Regular Session on September 8, 2025, at 6:30 p.m. in the Morrison Community Room, 307 South Madison Street, Morrison, Illinois. The meeting was called to order by Mayor Scott Vandermyde at 6:30 p.m. City Clerk Mike Hemmer recorded the minutes. Meeting was offered to the public via Zoom and video recording to be available at <https://www.youtube.com/@CityofMorrisonIL>

ROLL CALL

Alderspersons present on roll call were Kevin Bruckner, Jr, Seth Buckwalter, Sidonna Mahaffey, Todd Schlegel, Vernon Tervelt, and Matt Tichler. Absent: none. Vacancies: Ward 1 and Ward 3. Other city officials present were City Administrator Brian Melton, Police Chief Michael Moon, and City Treasurer Margaret Jones.

PLEDGE OF ALLEGIANCE - Cited.

PUBLIC COMMENT

Kim Ewoldsen, Sauk Valley Community College Impact Program presented an update to Council. Students working 1,000 hours earned credits for tuition and fees leaving them with little or no debt and allowing them to stay in the area. Overall, the program has raised more than \$8.2 million of the \$10 million goal to endow the program. Specific to the Mustang Challenge, which is the effort to fully endow Morrison Schools, the Sauk Valley College Foundation has raised \$311,000 – 70% of their goal since kicking off the campaign in November 2024. This past Impact Year, June 2024 – May 2025, two thousand students signed up working 16,046 hours involving 26 volunteer organizations. There are about 2,000 Impact students signed up for the program across the college district. Nearly fifty percent of Morrison High School students are participating in the program.

Ewoldsen thanked the City Council for their support, asking them to continue sharing program information and encouraging students and donors. Katie Mahaffey presented the mayor with a thank you note from several of the program's students.

REPORT OF CITY OFFICERS, DEPARTMENT HEADS AND/OR COMMITTEES

Mayor Vandermyde informed council that the July and August Treasury reports will be submitted at the next council meeting.

CA Melton informed council that city hall will be closed tomorrow from 8 am – 10 am for staff training. Melton also gave a shout out to the Garden Club for the work they did this past weekend in Millikan Park, the library and other areas around town.

Police Chief Moon provided a written report in the council packet as did Parks and Rec Director Nathan Jacob.

CONSENT AGENDA

Ald Mahaffey moved to approve the City Council Meeting Minutes, August 25 2025; Bills Payable - \$95,574.18; Support 2026 Girl Scout Cookie Program, January–March 2026; Proclamation – Constitution Week 2025; Street Closure – CAPA, Paint-the-Town, September 19-21 2025; Street Closure – Chamber of Commerce, Fall Festival, October 25 2025; Resolution 25-11 Referring Annexation to Planning & Zoning Commission; and Historic Preservation Commission, Meeting Minutes, September 2 2025; seconded by Ald Buckwalter. Ayes: Bruckner, Buckwalter, Mahaffey, Schlegel, Tervelt, and Tichler. Nays: None. Absent: none. Motion passed.

ITEMS FOR CONSIDERATION, DISCUSSION AND POSSIBLE ACTION

None.

ADJOURNMENT

Ald Tervelt moved to adjourn the meeting, seconded by Ald Schlegel. Without objection, the meeting adjourned at approximately 6:42 pm.

Approved:

Scott Vandermyde
Mayor

Michael Hemmer
City Clerk

City of MORRISON

200 West Main Street
Morrison, Illinois 61270-2400
Phone 815.772.7657
Fax 815.772.4291
morrisonil.org



MEMORANDUM

To: Mayor & Council

From: Barb King

Date: 9/22/25

RE: Bills Payable

Please see the attached list of Bills Payable in the total amount of: **\$191,670.74.**

Council Members having questions regarding bills should contact
Mayor Vandermyde OR City Administrator Melton
via phone, email or personal visit prior to the meeting.

9/23/2025 THRU 9/23/2025

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
STM091625	3D TRAILER & AUTO SALLES MAINT SERV - EQUIPMENT	01-41-5120	1,090.42	1,090.42	25739	9/23/25
I630,I623,I629	815 PORTA POTTY CUST ID C190	01-43-5270	340.00	340.00	25740	9/23/25
186242	AED OPERATING SUPPLIES	01-21-6520	628.32	628.32	25741	9/23/25
1142394168	AIRGAS USA, LLC MAINT SUPP - EQUIPMENT	01-41-6120	69.86	69.86	25742	9/23/25
5518707602	MAINT SUPP - EQUIPMENT	01-41-6120	66.55	66.55	25742	9/23/25
9164646205	MAINT SUPP - EQUIPMENT	01-41-6120	281.90	281.90	25742	9/23/25
39668	ALLIANCE MATERIALS, INC. MAINT SUPP - STREETS	01-41-6140	347.87	347.87	25743	9/23/25
438628/438637	BILL GREELEY TRUCKING MAINT SUPP - UTILITY SYSTEM	50-81-6151	235.05	235.05	25744	9/23/25
25-2359	BPI MAINT SERV - BLDG	01-31-5110	191.64	191.64	25745	9/23/25
STM091225	BRYSON ALEXZANDRA UTILITY DEPOSIT REFUND	51-80-3661	100.00	100.00	25746	9/23/25
348582	CIVIC PLUS LLC ORDINANCE CODIFICATION	01-13-5570	3,966.46	3,966.46	25747	9/23/25
STM090325	COM ED ACCT NO 5171572000	51-80-5760	2,350.40	2,350.40	25748	9/23/25
STM090325A	ACCT NO 3935146000	50-81-5760	42.94	42.94	25748	9/23/25
STM090325B	ACCT NO 5753021222	50-81-5760	44.98	44.98	25748	9/23/25
STM090325C	ACCT NO 7288196000	50-81-5760	1,225.85	1,225.85	25748	9/23/25
STM090325D	ACCT NO 7948512111	50-81-5760	52.44	52.44	25748	9/23/25
STM090325E	ACCT NO 9035422000	50-81-5760	45.95	45.95	25748	9/23/25
STM090325F	ACCT NO 0648071222	01-41-5760	332.18	332.18	25748	9/23/25
STM090325G	ACCT NO 1318961222	01-41-5760	58.96	58.96	25748	9/23/25
STM090325H	ACCT NO 2430024000	50-81-5760	62.31	62.31	25748	9/23/25
STM090825	ACCT NO 7783982222	50-81-5760	5,772.48	5,772.48	25748	9/23/25
STM090825A	ACCT NO 9508427000	01-43-5760	644.75	644.75	25748	9/23/25

CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
STM090325	DIVISION OF VITAL RECORDS STATE CC FEES	01-13-9250	336.00	336.00	25749	9/23/25
134000	FEHR-GRAHAM & ASSOCIATES ENGINEERING SERVICE	50-81-5320	491.00	491.00	25750	9/23/25
STM090925	FRONTIER ACCT NO 8154009008	51-80-5520	135.33	135.33	25723	9/11/25
STM090925A	ACCT NO 8157723870	51-80-5520	135.31	135.31	25723	9/11/25
STM090925B	ACCT NO 8157721111	50-81-5520	413.12	413.12	25723	9/11/25
032222255	GALL'S, LLC UNIFORMS	01-21-6590	149.16	149.16	25751	9/23/25
032293676	FIREARMS/AMMUNITION	01-21-6220	159.82	159.82	25751	9/23/25
84019053	GOLD STAR FS, INC. MAINT SUPP - EQUIPMENT	01-41-6120	235.90	235.90	25752	9/23/25
252235	GREAT WESTERN SUPPLY CO MAINT SUPP - BLDG	50-81-6110	263.11	263.11	25753	9/23/25
71455	GREEN & CLEAN LAWN SERVIC CUST NO 1194	01-43-5170	1,983.00	1,983.00	25754	9/23/25
7187232	HAWKINS, INC CHEMICALS	51-80-6560	1,164.02	1,164.02	25755	9/23/25
7193288	MAINT SUPP - UTILITY SYSTEM	51-80-6151	184.89	184.89	25755	9/23/25
FRE54337C	HELM SERVICE MAINT SERV - H/AC	01-31-5180	69.60	69.60	25756	9/23/25
33060	HEUSINKVELD, INC TOURNAMENT AWARDS	01-43-6542	650.00	650.00	25757	9/23/25
33061	TOURNAMENT AWARDS	01-43-6542	615.00	615.00	25757	9/23/25
33066	TOURNAMENT AWARDS	01-43-6542	198.00	198.00	25757	9/23/25
33067	TOURNAMENT AWARDS	01-43-6542	143.00	143.00	25757	9/23/25
STM091225	HOLT RAE UTILITY DEPOSIT REFUND	51-80-3661	100.00	100.00	25758	9/23/25
STM091225	KLEMESRUD DALE UTILITY DEPOSIT REFUND	51-80-3661	100.00	100.00	25759	9/23/25
1158996904	KONE INC. MAINT SERV - BLDG	01-11-5110	250.00	250.00	25760	9/23/25
	KUNES AUTO GROUP					

9/23/2025 THRU 9/23/2025

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
44925	KUNES AUTO GROUP MAINT SERV - VEHICLE	50-81-5130	77.68	77.68	25761	9/23/25
44942	MAINT SERV - VEHICLE	51-80-5130	2,652.69	2,652.69	25761	9/23/25
17385	KUNES AUTO GROUP-STERLING MAINT - VEHICLE	01-21-5130	2,336.66	2,336.66	25762	9/23/25
20653	MAINT SERV - VEHICLE	01-41-5130	585.73	585.73	25762	9/23/25
20714	MAINT SERV - VEHICLE	01-41-5130	67.07	67.07	25762	9/23/25
90197	ELECTRONICS, INC MAINT SERV - BLDG	01-31-5110	22.50	22.50	25763	9/23/25
STM090225	LUHRSEN, MICHELLE SIDEWALK PROGRAM	01-41-8620	225.00	225.00	25727	9/11/25
STM090825	MEDIACOM ACCT NO 8384880210090324	01-11-5520	78.64			
	ACCT NO 8384880210090324	51-80-5520	39.32			
	ACCT NO 8384880210090324	50-81-5520	39.32			
	ACCT NO 8384880210090324	01-31-5520	42.81			
				200.09	25724	9/11/25
STM091225	MILLCREEK APARTMENTS UTILITY DEPOSIT REFUND	51-80-3661	172.81	172.81	25764	9/23/25
15525	MISSISSIPPI VALLEY PUMP, MAINT SERV - UTILITY SYSTEM	50-81-5150	4,535.00	4,535.00	25765	9/23/25
7133	MORRISON TIRE CENTER MAINT SERV - EQUIPMENT	01-41-5120	25.00	25.00	25766	9/23/25
STM090825	MOTO MARK'S CARQUEST CUST NO 21820	01-42-6120	153.89	153.89	25726	9/11/25
9691220250804	MOTOROLA INC ACCT NO 3010191078-0001	01-21-5480	392.00	392.00	25767	9/23/25
STM090925	QUALITY READY MIX MORRCITY	50-81-6151	387.50			
	MORRCITY	50-81-6151	675.00			
	MORRCITY	01-43-6570	2,469.56			
				3,532.06	25768	9/23/25
2432489	RAY O'HERRON CO, INC CUST NO 00-61270PD	01-21-6520	159.00	159.00	25769	9/23/25
0721-008574474	REPUBLIC SERVICES ACCT NO 3-0721-9721028	14-14-5730	24,152.70	24,152.70	25725	9/11/25
STM090425	ROCK RIVER LUMBER & GRAIN ID MORRCI	01-43-6570	150.00	150.00	25770	9/23/25
	SAUK VALLEY COMM COLLEGE					

9/23/2025 THRU 9/23/2025

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
STM090425	SAUK VALLEY COMM COLLEGE MISC EXPENSE	08-08-9280	5,000.00	5,000.00	25717	9/04/25
STM090825	SULLIVAN'S FOODS ACCT NO 253012	01-43-6538	541.12	541.12	25771	9/23/25
STM091525	THE SHERWIN-WILLIAMS CO MAINT SUPP - STREETS	01-41-6140	41.65	41.65	25772	9/23/25
118718-01	UNIFORM DEN, INC. UNIFORMS	01-21-6590	178.85	178.85	25773	9/23/25
118867-01	UNIFORMS	01-21-6590	185.95	185.95	25773	9/23/25
119100	UNIFORMS	01-21-6590	883.65	883.65	25773	9/23/25
119143	UNIFORMS	01-21-6590	36.70	36.70	25773	9/23/25
INV00811744	USA BLUEBOOK CHEMICALS	50-81-6560	351.41	351.41	25774	9/23/25
633541	UTILITY SERVICE CO, INC MAINT SERV - UTILITY SYSTEM	51-80-5150	111,064.00	111,064.00	25775	9/23/25
4244682	WARD, MURRAY, PACE, JOHNS LEGAL SERVICE	01-12-5330	609.50	609.50	25776	9/23/25
STM091025	WEX BANK AUTO FUEL/OIL	01-21-6550	1,817.11			
	AUTO FUEL/OIL	01-41-6550	1,482.52			
	AUTO FUEL/OIL	01-42-6550	1,208.63			
	AUTO FUEL/OIL	51-80-6550	461.02			
	AUTO FUEL/OIL	50-81-6550	524.18			
				5,493.46	25777	9/23/25
STM090925	WHITESIDE CO RECORDER LEINS	51-80-9280	60.00			
	LEINS	50-81-9280	60.00			
				120.00	25721	9/10/25
STM090925A	RECORD DEEDS	01-42-9230	60.00			
				60.00	25721	9/10/25
STM091125	MISC EXPENSE	51-80-9280	60.00			
	MISC EXPENSE	50-81-9280	60.00			
				120.00	25722	9/11/25
133785	WILLIAM & MARY COMPUTER C COMPUTER SYSTEM MAINT & REPAIR	01-11-5392	605.67			
	COMPUTER SYSTEM MAINT & REPAIR	50-81-5370	605.67			
	COMPUTER SYSTEM MAINT & REPAIR	51-80-5370	605.66			
				1,817.00	25778	9/23/25
				=====		
	REPORT TOTAL			191,670.74		

City of Morrison
TREASURER'S REPORT
CALENDAR 7/2025, FISCAL 3/2026

UNO#	TITLE	BEGINNING CASH & INVESTMENTS	MTD REVENUES	MTD EXPENSES	CHANGE IN LIABILITY	TRANSFER IN	TRANSFER OUT	ENDING BALANCE
11	GENERAL FUND	875,434.07	184,755.01	243,235.04	500.00	.00	.00	817,454.04
12	AUDIT FUND	10,513.23	204.35	.00	.00	.00	.00	10,717.58
13	STREET LIGHTING FUND	37,134.78	888.11	.00	.00	.00	.00	38,022.89
14	LOCAL 1 % SALES TAX FUND	949,828.25	37,147.90	280,018.74	.00	.00	.00	706,957.41
15	COMMUNITY LANDSCAPING	11,905.06	45.53	.00	.00	.00	.00	11,950.59
16	INSURANCE FUND	71,919.77	1,623.98	.00	.00	.00	.00	73,543.75
17	TOURISM & CONVENTION FUND	197,781.59	756.42	.00	.00	.00	.00	198,538.01
18	ECONOMIC DEVELOPMENT FUND	36,319.42	138.91	.00	.00	.00	.00	36,458.33
2	FIRE PROTECTION FUND	45,233.91	1,848.24	47,082.15	.00	.00	.00	.00
4	REFUSE DISPOSAL FUND	20,336.99	23,509.84	24,323.89	.00	.00	.00	19,522.94
5	MOTOR FUEL TAX FUND	261,357.91	16,220.43	4,812.56	.00	.00	.00	272,765.78
6	IMRF FUND	456,746.27	7,591.10	12,395.31	.00	.00	.00	451,942.06
7	FICA FUND	170,751.94	2,865.19	15,994.30	.00	.00	.00	157,622.83
8	LIBRARY FUND	61,639.87	14,458.42	80,710.28	.00	.00	.00	4,611.99
10	DRUG TRAFFIC PREVENTION	7,658.99	29.29	.00	.00	.00	.00	7,688.28
4	POL VEH & CAP EQUIP FUND	107,231.04	1,398.92	6,849.25	.00	.00	.00	101,780.71
6	VEH & CAP EQUIP FUND	177,732.55	1,359.49	.00	.00	.00	.00	179,092.04
5	REVOLVING LOAN FUND	.00	.00	.00	.00	.00	.00	.00
7	VETERAN'S MEMORIAL PARK	6,841.77	26.17	.00	.00	.00	.00	6,867.94
6	2016 G.O.	132,691.36	19,204.32	.00	.00	.00	.00	151,895.68
10	SEWER FUND	1,314,305.89	114,053.46	96,237.80	.00	.00	.00	1,332,121.55
1	WATER FUND	1,232,438.94	87,228.76	507,368.91	.00	.00	.00	812,298.79
2	W&S VEHICLE REPLACEMENT	.00	.00	.00	.00	.00	.00	.00
3	WATER/SEWER/PUBLIC WORKS	.00	.00	.00	.00	.00	.00	.00
4	WASTEWATER TREATMENT PLAN	.00	.00	.00	.00	.00	.00	.00
1	CAPITAL IMPROVEMENT FUND	294,041.70	1,352.48	11,803.37	.00	.00	.00	283,590.81
4	GROVE HILL CEMETERY PERPE	377,123.02	1,442.32	.00	.00	.00	.00	378,565.34
7	HEALTH INSURANCE FUND	173,032.99	608.86	31,439.96	3,755.26	.00	.00	145,957.15
Report Total		7,030,001.31	518,757.50	1,362,271.56	4,255.26	.00	.00	6,190,742.51


Maggie Jones (Sep 4, 2025 11:39:00 CDT)

Maggie Jones

Sep 4, 2025

City of Morrison
TREASURER'S REPORT
CALENDAR 8/2025, FISCAL 4/2026

"UND#	TITLE	BEGINNING CASH & INVESTMENTS	MTD REVENUES	MTD EXPENSES	CHANGE IN LIABILITY	TRANSFER IN	TRANSFER OUT	ENDING BALANCE
1	GENERAL FUND	817,454.04	153,083.98	137,963.28	250.00	.00	.00	832,824.74
2	AUDIT FUND	10,717.58	476.90	.00	.00	.00	.00	11,194.48
3	STREET LIGHTING FUND	38,022.89	2,131.73	.00	.00	.00	.00	40,154.62
4	LOCAL 1 % SALES TAX FUND	706,957.41	39,343.08	54,825.25	.00	.00	.00	691,475.24
5	COMMUNITY LANDSCAPING	11,950.59	40.25	.00	.00	.00	.00	11,990.84
6	INSURANCE FUND	73,543.75	3,870.34	.00	.00	.00	.00	77,414.09
7	TOURISM & CONVENTION FUND	198,538.01	668.75	.00	.00	.00	.00	199,206.76
8	ECONOMIC DEVELOPMENT FUND	36,458.33	121.12	1,000.00	.00	.00	.00	35,579.45
12	FIRE PROTECTION FUND	.00	4,964.71	.00	.00	.00	.00	4,964.71
14	REFUSE DISPOSAL FUND	19,522.94	24,376.15	24,888.78	.00	.00	.00	19,010.31
15	MOTOR FUEL TAX FUND	272,765.78	16,606.94	4,883.75	.00	.00	.00	284,488.97
16	IMRF FUND	451,942.06	7,594.73	6,346.52	.00	.00	.00	453,190.27
17	FICA FUND	157,622.83	6,539.85	8,345.18	.00	.00	.00	155,817.50
18	LIBRARY FUND	4,611.99	21,292.04	9,818.69	.00	.00	.00	6,861.36
W	DRUG TRAFFIC PREVENTION	7,688.28	25.90	.00	.00	.00	.00	7,714.18
14	POL VEH & CAP EQUIP FUND	101,780.71	256.10	51,501.66	.00	.00	.00	50,535.15
16	VEH & CAP EQUIP FUND	179,092.04	1,206.50	.00	.00	.00	.00	180,298.54
15	REVOLVING LOAN FUND	.00	.00	.00	.00	.00	.00	.00
17	VETERAN'S MEMORIAL PARK	6,867.94	23.13	.00	.00	.00	.00	6,891.07
16	2016 G.D.	151,895.68	20,603.05	.00	.00	.00	.00	172,498.73
10	SEW R FUND	1,332,121.55	114,061.93	51,768.52	.00	.00	.00	1,394,414.96
11	WATER FUND	812,298.79	84,296.21	69,792.65	.00	.00	.00	826,802.35
12	W&S VEHICLE REPLACEMENT	.00	.00	.00	.00	.00	.00	.00
13	WATER/SEWER/PUBLIC WORKS	.00	.00	.00	.00	.00	.00	.00
14	WASTEWATER TREATMENT PLAN	.00	.00	.00	.00	.00	.00	.00
11	CAPITAL IMPROVEMENT FUND	283,590.81	1,180.45	14,971.00	.00	.00	.00	269,800.26
14	GROVE HILL CEMETERY PERPE	378,565.34	1,228.84	27,494.00	.00	.00	.00	352,300.18
17	HEALTH INSURANCE FUND	145,957.15	440.83	33,452.06	3,286.54	.00	.00	116,232.46
Report Total		6,190,742.51	504,433.51	497,051.34	3,536.54	.00	.00	6,201,661.22


Maggie Jones (Sep 6, 2025 06:31:07 CDT)

Sep 6, 2025

City of Morrison, Illinois

200 West Main Street, Morrison IL USA 61270

Permit No.: _____

Date Issued: _____

Permit Expires 12 Months from Date Issued

PARADE PERMIT

APPLICATION

Name of Organization: Morrison High School

Contact Person/Address: Melissa Landes 643 Genesee St.

Email: Melissa.Landes@morrisonschools.org Phone: 815-772-4071

1. Event for which parade permws requested: tfaroc,ooo ttirak

2. Parade Route: [Ya,,, Str:ed, 6ww -1-(f.CI: -GI&-i;!cn,,
YYCLIA S:f.cuf fo Getl.es:eeand. f roceed to bzyh_sch.cl

3. Date of Event: .0 / 3 / 08

4. Parade Line Up Time: J:00 Parade Start Time: 3.!(JO

5. Support Services Requested: ☒ Police Escort/Traffic Control ☒ Barricades

☐ Street Sweeping ☐ Electric Service ☐ Sound System

Please specify: _____

The undersigned agrees to release, hold hannless, and defend the City of Morrison, its officers and agents against any and all claims for loss, damage, personal injury, or death occurring as a result of the event for which this permit is requested.

Proof of insurance is required. Insurance must name the City of Morrison as an addit'onal insured.

Melissa Landes / Justice Markham Student Council Ad./Prin 9/5/25
Authorized Signature Title Date

PARADE PERMIT

☐ Subject to the information contained in this Application, a permit is approved and thereby issued.

☐ Special Conditions: _____

Date

City Clerk

Public Works Building Exterior Painting Project

Contractor: Robert G. Balayti, d/b/a Balayti Painting
Contract Date: 12/19/2024 (signed 01-09-25)

Contract Amount Total: 54,573.00

Building Walls, Doors & Trim	39,782.00	Notes:
Building No. 2 Roof	14,971.00	Breakdown in project cost, 10% retainage

Project Activity			
Description	Amount	Date	Notes
Project Deposit (Balayti)	5,457.30	3/10/2025	10% of Project
Pay Request No 1 (Balayti)	8,598.00	4/29/2025	
Pay Request No 2 (Balayti)	14,181.00	6/10/2025	
Pay Request No 3 (Balayti)	14,971.00	8/25/2025	Roof of Bldg 2
Pay Request No 4 (Balayti)	2,200.00	9/4/2025	Bldg 4 (pending approval)
Total Paid To Date	45,407.30		
Project Retention (10%)	5,457.30		
Remaining Project Balance	3,708.40		

City of Morrison, Illinois USA
List of Road Surface Patching - Fall 2025 (FY26)

Location	Area (sq yds)	Notes	Needs Cut?	Budget
502 Maple Ave	21		no	Water
212 Maple Ave	1		no	Water
200 Cedar St	15		yes	Water
Genesee Ave @ Academic	40	southeast corner with 2 curb boxes	yes	Water
400 BLK E. Main St	680	total for both sides along curb	yes	Streets
N. Genesee St	7	front of hydrant near cemetery entrance at curve	no	Water
N. Genesee St	50	inside of curve - southbound side	no	Streets
N. Genesee St	50	inside of curve - southbound side - 2nd section	no	Streets
515 N. Genesee St	6		yes	Water
522 E. High St	4		no	Water
500 BLK N. Cherry St	30		yes	Streets
N. Madison St @ High St	36	section along curbline	yes	Streets
Glenwood Dr @ Anthony St	91	southwest corner of intersection	yes	Streets
1701 Ridgewood Dr	18	section middle of driveway	no	Water
Total Area (in sq yds)	1,049			
516 Anthony St*	10	Utility sink hole in driveway/Public ROW*	yes	NA
W. Wall St @ S. Heaton St**	9	Miller Trucking Excavating	no	NA

***Bill separately for Surf Internet/RLM Underground (Alex Brooks - contact)**

****Bill separately for Miller Trucking Excavating**

September 16, 2025

Mr. Brian Melton
City Administrator
City of Morrison
200 West Main Street
Morrison IL 61270

Proposal: East Side TIF District Designation Support

Dear Mr. Melton,

Pursuant to our recent discussions, SB Friedman Development Advisors, LLC (SB Friedman) is pleased to present this proposal to the City of Morrison (the "City") to provide tax increment financing (TIF) consulting services related to a proposed TIF district. This letter outlines our scope of services, timeframe and fees to determine the eligibility of a potential TIF district located on either side of East Main Street from Clinton Street to Jackson Street and on either side of US 30 from Jackson Street east to the City limits and, pending confirmation of eligibility, to prepare a redevelopment plan and provide designation support for the adoption of the TIF district.

Background and Approach

It is our understanding the City seeks to encourage private investment and support development of approximately 250 acres of land (the "Study Area"). The Study Area comprises approximately 95 parcels, as shown on **Figure 1** on the following page.

SB Friedman proposes to first work with City staff, your legal counsel and any other City consultants to evaluate the eligibility of the Study Area for designation as a TIF district under the Illinois TIF Act (the "Act").

SB Friedman proposes to support the City's effort to establish a TIF district for the Study Area. Under this scope of services, SB Friedman will work with City staff to conduct a full TIF district designation process for the Study Area. We have organized our scope of services for this assignment into four primary phases:

1. Conduct TIF Eligibility Reconnaissance Study
2. Prepare Redevelopment Plan and Project Document
3. Prepare Mailing Lists and Support Notice Process
4. Support Public Review Process

Figure 1. Study Area



We will begin the engagement by conducting a TIF Eligibility Reconnaissance Study. At the completion of the phase of work, we will check in with you before proceeding. Assuming some or all of the Study Area is eligible and the City wants to move forward, the designation support process would include documentation of our findings in a formal Eligibility Report, preparation of the Redevelopment Plan and Project document, and assisting the City with the public deliberation process, including the preparation of mailing lists.

For base budgeting purposes, we have assumed that a Housing Impact Study will not be required. If it is determined a housing Impact Study is required, we will provide an additional services agreement with the City for this work.

Scope of Services

Our proposed scope of services and work steps for each phase are as follows:

PHASE 1: CONDUCT TIF ELIGIBILITY RECONNAISSANCE STUDY

1) Conduct Project Kickoff Call. We will conduct a kickoff call with the City and legal counsel to:

- Discuss the project scope and timeframe
- Confirm the Study Area boundary
- Discuss annexation status, farming/land use history of vacant land

- Review existing documents compiled by the City, including the first and current Comprehensive Plans and current zoning map
- Identify additional key sources of data that we will need for our analysis
- Confirm the assumptions to be used in developing the TIF budget, goals and objectives
- Confirm SB Friedman, City staff, and legal counsel responsibilities

2) Obtain and Examine Necessary Data. We will pursue key data to determine whether the Study Area qualifies for TIF district designation under the TIF Act. To complete our eligibility analysis, we will:

- Obtain current GIS parcel shape files and/or existing base maps from the City and/or Whiteside County (the "County"), and prepare internal base maps
- Obtain and review building age data (if any)
- Obtain and review five-year history of building permit data for parcels within the Study Area from the City and/or County as applicable
- Obtain information about infrastructure presence, age, and condition from City staff and others
- Conduct preliminary research regarding flooding in and around the Study Area and coordinate with an engineer to request a formal flooding study
- Prepare PIN list, and order and enter taxpayer and six-year history of equalized assessed values (EAV) for the Study Area and City
- Enter, proof and map eligibility criteria, as required

3) Conduct Fieldwork. We will conduct field research for the Study Area to document field-observable eligibility factors. We anticipate up to one full day of field research in the City for two staff members, including travel time and collection of addresses that will be needed for required noticing.

4) Analyze EAV Growth. We will analyze the growth in EAV over the past six years (five year-to-year periods) and compare Study Area growth to City growth and Consumer Price Index growth over those periods.

5) Analyze Additional Eligibility Factors/Required Findings and Tests. Based on our field research and other data, we will assess the presence and distribution of factors to establish eligibility and to meet the "but for..." and "lack of growth through private investment" requirements, as outlined in the Act. The eligibility findings and boundary will be documented in a series of maps for the Study Area.

6) Prepare Eligibility Study Summary. We will prepare an Eligibility Study summary documenting the findings of our eligibility research, including maps and tables.

7) Conduct Call with City. We will conduct a call with the City to discuss our findings and recommendations.

PHASE 2: FINALIZE ELIGIBILITY RESEARCH AND PREPARE REDEVELOPMENT PLAN AND PROJECT

1) Prepare Maps of the Proposed TIF District. A series of maps of the proposed TIF district will be prepared for inclusion in the Redevelopment Plan and Project document. These maps will include: the proposed boundary, vacant and (if applicable) improved land, documented distribution of eligibility factors, existing land use, and future land use.

2) Obtain and Proof Boundary Legal Description. We will engage and manage a licensed surveyor on the City's behalf to draft a boundary legal description for the proposed TIF district. We will proof the boundary legal description to

ensure accuracy. We will also work with County to ensure that they are comfortable with the legal description prior to filing the TIF plan with the City Clerk.

3) Prepare Plan. We will prepare a Plan for the proposed TIF district. As required by the Act, the Plan will include:

- RPA Description
- Boundary Legal Description of the RPA
- Summary of Blight/Conservation Area Conditions and Analysis of Eligibility Factors
- Redevelopment Plan Goals, Objectives and Strategy
- Existing and Proposed Land Use
- Most Recent EAV and Estimated Future EAV
- Estimated Redevelopment Project Costs (line-item budget)
- Assessment of Impacts on Other Taxing Districts
- Affirmative Action Plan
- Statement of Conformance with Other Community Plans

We will prepare an estimate the future EAV of the Redevelopment Project Area, as required by the Act.

The Act requires that a Housing Impact Study (HIS) be completed if the plan would result in the displacement of 10 or more occupied residential units, or if the area contains 75 or more occupied residential units and the City does not certify that no residential displacement will occur. It appears that there are fewer than 10 residential units in the proposed Study Area and thus we have assumed that no HIS will be required.

We will prepare a full draft Plan to be reviewed by the City and your legal counsel. Following one round of revisions and feedback, we will finalize the Plan, which must be filed with the City Clerk at least 10 days prior to introduction to the City Council.

PHASE 3: PREPARE MAILING LISTS AND SUPPORT NOTICING PROCESS

1) Create Mailing Lists for Noticing. The Act requires that municipalities make a good faith effort to provide notice of the availability of the Plan and how to obtain it by mail to all residential addresses within 750 feet of the boundary of any proposed TIF district. We will prepare a map identifying this buffer area. We will conduct fieldwork to validate the addresses in this area as part of our initial fieldwork. Additionally, we will prepare other mailing lists for noticing, as required by the Act. Our proposed scope includes preparation of the following mailing lists:

- Affected taxing bodies and the Illinois Department of Commerce and Economic Opportunity
- Taxpayers within the proposed TIF district
- Taxpayers of properties within the proposed TIF district for which taxes were not paid in the prior year
- Residential addresses within 750 feet of the proposed TIF district boundary

The City may elect to engage a mailing company for preparation and distribution of the mailings or to prepare the mailings using City staff resources.

2) Support Noticing and Approval Process. We assume that the City will print and prepare the mailings and publish required notices in local newspapers. We will coordinate with the City to ensure all mailing addresses are provided in a timely fashion.

We assume that the City's legal counsel will establish and manage a timeline for mailings, meetings and noticing based on the Act, the overall project timeline, newspaper publishing dates, and the City Council meeting schedule.

PHASE 4: SUPPORT PUBLIC APPROVAL PROCESS

13) Present Findings at Joint Review Board and Public Hearing. We will attend and, as appropriate, make presentations at the two key meetings that are part of the review process as provided in the Act. These meetings include the Joint Review Board Meeting and the Public Hearing, both of which we assume will be held in person. We are available for additional meetings or public presentations, as described in the **Additional Services** section below.

Additional Services

If additional meetings are required, we are able to attend and present our findings at the billing rates provided below. We are also available to provide other TIF-related services, such as tax increment projections or financial deal reviews for projects requesting City TIF assistance.

Timeline

Based on the scope of the work outlined herein and our experience with similar projects, we estimate it will take approximately 30-45 days to complete Phase 1, 30-45 days to complete Phase 2, and 90-120 days to complete Phases 3 and 4. This timeline may be extended if certain data is unavailable, third-party consultants require more time to complete their work than anticipated, or delays are incurred related to scheduling of the public approval process meetings. We will work with you to meet any specific deadlines, where possible.

Professional Fees

Professional fees for our services will be based on the time required at the then-current billing rates of the SB Friedman personnel assigned to the project. The scope of the engagement and our experience with similar services indicate that our professional fees and expenses will total **\$39,919**, as shown in the detailed budget below.

Other expenses to be incurred directly by the City that are not included in this estimate include:

- Surveyor: boundary legal description
- Engineer: flooding study
- Costs of required mailings and notices
- Research into tax-delinquent properties
- Legal counsel

This fee estimate is based upon the Scope of Service described above and the time budgets shown in the detailed budget. The fee estimate has been prepared based on certain assumptions as to the time required and is subject to upward revision if the engagement entails more time than estimated due to problems that are encountered which could not reasonably have been foreseen at the commencement of the engagement, or if the scope is changed. In this

event, we will discuss the matter with you so that a mutually agreeable revision may be made. Fees and expenses for our services will not exceed the total budget estimate without further authorization from the City.

Actual billings will be based on time expended as follows:

Partner/Senior Vice President	\$375	Senior Associate	\$230
Vice President	\$300	Associate	\$211
Senior Project Manager	\$276	Research Associate	\$195
Project Manager	\$255		

These rates will be in effect until December 31, 2025, after which rates are subject to adjustment.

Two in-person meetings are included in this fee estimate:

- Joint Review Board meeting
- Public Hearing

Additional meeting time and additional services, beyond what is included in the Scope of Services and detailed budget will be billed hourly at the rates provided above.

Local travel, publications, maps, outside data purchased specifically for this project, use of owned or licensed databases, report production, and other out-of-pocket expenses are included in this estimate and will be billed in addition to professional fees as incurred (without markup). Travel time will be billed in full.

Invoices will be rendered not more frequently than monthly as our work progresses for services and costs incurred. All invoices are payable within 30 days. If at any point the decision is made to discontinue our services, our fee will be based upon the actual time expended and out-of-pocket costs incurred to that date.

The attached **Limitations of Our Engagement** apply to this engagement.

Detailed Budget

		Senior Vice President	Project Manager	Associate
TASK	TOTAL	\$375	\$255	\$211
Phase 1: Conduct TIF Eligibility Reconnaissance Study				
1 Conduct Project Kickoff Call	\$841	1	1	1
2 Obtain and Examine Necessary Data	\$1,729	1	2	4
3 Conduct Fieldwork	\$6,436		12	16
4 Analyze EAV Growth	\$1,354		2	4
5 Analyze Additional Eligibility Factors/Required Findings and Tests	\$5,656	2	6	16
6 Prepare Eligibility Study Summary	\$2,573	1	2	8
7 Conduct Call with City	\$841	1	1	1
Phase 2: Finalize Eligibility Research and Prepare Redevelopment Plan and Project				
1 Prepare Maps of the Proposed TIF District	\$2,708		4	8
2 Obtain and Proof Boundary Legal Description	\$932		2	2
3 Prepare Plan	\$3,927	1	4	12
Phase 3: Create Mailing Lists and Support Noticing Process				
1 Create Mailing Lists for Noticing	\$1,776		2	6
2 Support Noticing and Approval Process	\$721		2	1
Phase 4: Support Public Approval Process				
13 Present Findings at Joint Review Board and Public Hearing	\$10,080	16	16	comp
Total Hours	158	23	56	79
Total Professional Fees	\$39,574	\$8,625	\$14,280	\$16,669
Reimbursable Expense Estimate	\$345			
TOTAL ESTIMATED BUDGET	\$39,919			
Allowance for Boundary Legal Description		Assumed incurred directly by City		
Allowance for Flooding Memo		Assumed incurred directly by City		
Mailing Costs and Title Company Tax Delinquency Research		Assumed incurred directly by City		

Acceptance Procedures

We appreciate the opportunity to assist the City. To indicate your acceptance of this proposal, please sign and return it to us as authorization for to proceed.

Sincerely,



Geoff Dickinson, AICP
Senior Vice President/Partner
(312) 384-2404 | gdickinson@sbfriedman.com

Accepted:

_____ Signature	_____ Date
_____ Name	_____ Title

Limitations of Our Engagement

Our deliverable will be based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we will obtain certain information. The sources of information and bases of the estimates and assumptions will be stated in the deliverable. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our deliverable, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the deliverable to reflect events or conditions which occur subsequent to the date of the deliverable. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

Our study will not ascertain the legal and regulatory requirements applicable to this project, including zoning, other State and local government regulations, permits, and licenses. No effort will be made to determine the possible effect on this project of present or future federal, state or local legislation, including any environmental or ecological matters.

Furthermore, we will neither evaluate management's effectiveness, nor will we be responsible for future marketing efforts and other management actions upon which actual results will depend.

Preliminary tax increment financing (TIF) projections are anticipated to be prepared under this engagement for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed TIF district boundary and from inflationary increases in value. These projections are intended to provide an estimate of the final equalized assessed value (EAV) of the TIF district for inclusion in the final deliverable and to provide a level of assurance that the increment to be generated could be sufficient to cover estimated project costs.

As such, our deliverable and the preliminary projections prepared under this engagement are intended solely for your information, for the purpose of considering establishing a TIF district. These projections should not be relied upon by any other person, firm or corporation, or for any other purposes. Neither the deliverable nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent. Our work products are not intended to constitute advice for the client to issue (or refrain from issuing) specific municipal securities.

We acknowledge that upon submission to the City the deliverable may become a public document within the meaning of the Freedom of Information Act. Nothing in these limitations is intended to block the disclosure of the deliverable under such Act.